

**WESTFIELD / WASHINGTON  
ADVISORY PLAN COMMISSION**

<b>Petition Number</b>	0801-ZOA-04
<b>Zoning Ordinance Section</b>	WC 16.07.010
<b>Title</b>	Associated Sign Lighting Standards for Upper-Floor Tenant Sign Standards (0710-ZOA-03; Ord. 07-37)
<b>Request</b>	Sign Lighting Standards (in association with Sign Standards amendment, Ord. 07-37)
<b>Petitioner</b>	Westfield Community Development Department
<b>Exhibits</b>	1) WCD Staff Report, 01/28/08 2) Proposed Text Amendment, 01/28/08

**SUMMARY**

During the process of amending the Sign Standards for the Upper-Floor Tenant Signage (0710-ZOA-03; Ord. 07-37), new lighting standards for reverse-channel lettering were drafted. Proper notice for changes to the Lighting Standards section of the Zoning Ordinance was not included in the original 0710-ZOA-03 petition.

The proposed amendment to the Lighting Standards was presented to the APC for their consideration at the November 26, 2007 APC meeting. The proposal was also reviewed by the Standards Subcommittee of the APC at their November 13, 2007 meeting. This petition does not offer global changes to the Lighting Standards. This petition offers a new set of lighting regulations for all reverse-channel lettering.

**ANALYSIS**

The proposed text amendment can be found in [blue underlined](#) text in Exhibit 2.

**PROCEDURAL**

- Notice of this proposed text amendment was published in newspapers of general circulation in accordance with applicable State statutes.
- Copies of the proposed text amendment have been made available to the public in advance of the published hearing date.
- This matter requires a Public Hearing.
- The Advisory Plan Commission issues a recommendation to the Westfield City Council in regard to proposed changes in zoning.
- The APC has the option to recommend approval, recommend approval with proposed changes or conditions, recommend denial, or refer this request to the APC Workshop Meeting, tentatively scheduled for February 4, 2008, for further consideration if deemed necessary.

**RECOMMENDATION**

Issue a positive recommendation to the Westfield City Council.

**ALTERNATE RECOMMENDATION**

Refer this petition to the first-available workshop meeting for further discussion.

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## **Chapter 7**

### **Outdoor Lighting Standards**

#### WC 16.07.010 General Provisions

##### A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

##### B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

##### C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;
6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. Signs comprised of individual reverse channel letters, whether mounted individually or collectively on a track, may be illuminated via neon from inside the letter channels.
  - a. Channel letters with neon internal illumination shall provide a translucent covering material, preventing the neon from being a visible element of the sign.
4. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and
5. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

a. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.